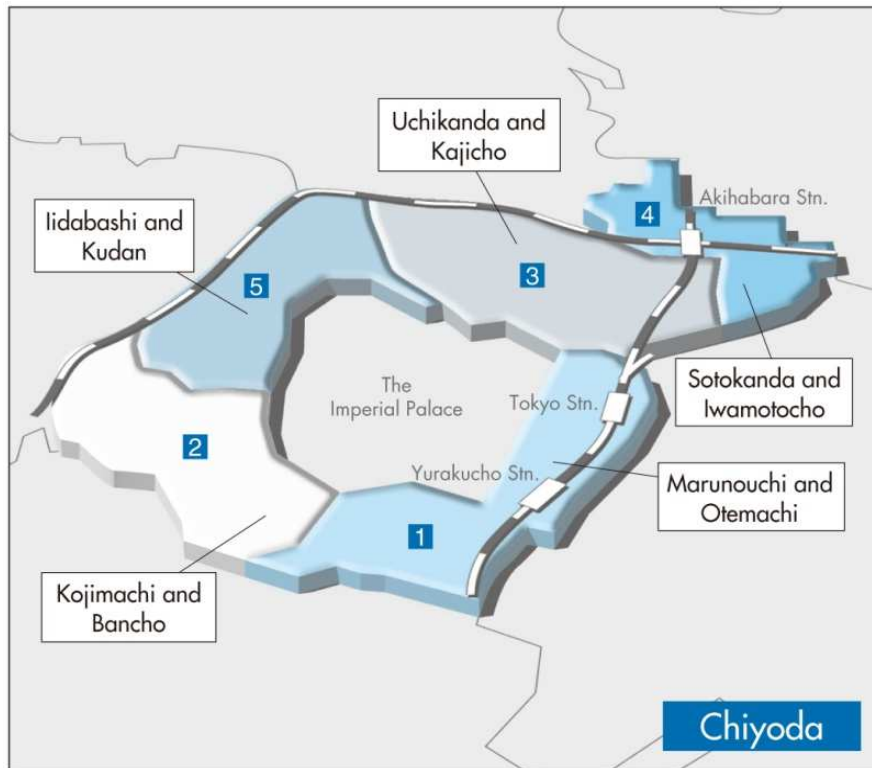
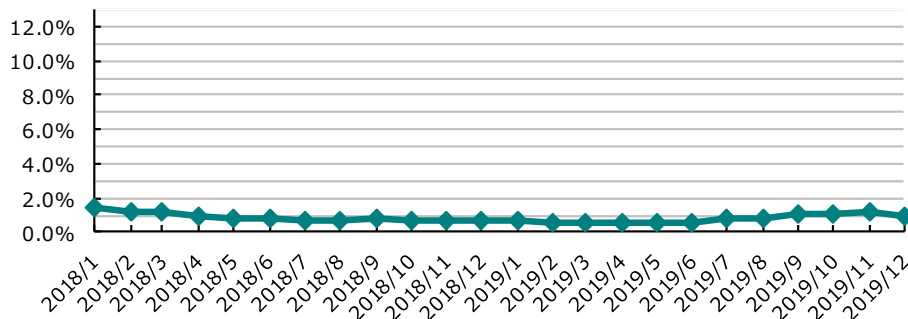


Chiyoda Ward



**Vacancy Rate of Large-Scale Buildings
(Floor Plate : 200tsubo or Larger)**



1 Marunouchi, Otemachi, Yurakucho, Uchisaiwaicho, Kasumigaseki

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	42,130	503,580
100~199tsubo	34,667	416,000
50~99tsubo	17,983	64,000
20~49tsubo	25,600	226,267

2 Kojimachi, Bancho, Hirakawacho, Kioicho, Hayabusacho, Nagatacho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	27,571	328,286
100~199tsubo	21,876	230,071
50~99tsubo	20,420	191,012
20~49tsubo	15,513	103,427

3 Uchi-Kanda, Tacho, Tsukasacho, Mitoshirocho, Sudacho, Kajicho, Awajicho, Ogawamachi, Kanda-Surugadai, Jinbocho, Nishikicho, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,651	339,102
100~199tsubo	21,344	246,964
50~99tsubo	17,972	169,052
20~49tsubo	13,948	90,481

4 Iwamotocho, Soto-Kanda, Higashi-Kanda, Kanda-Hirakawacho, Konyacho, Izumicho, Matsunagacho, Aioicho, Sakumacho, Kanda-Matsunagacho, etc.

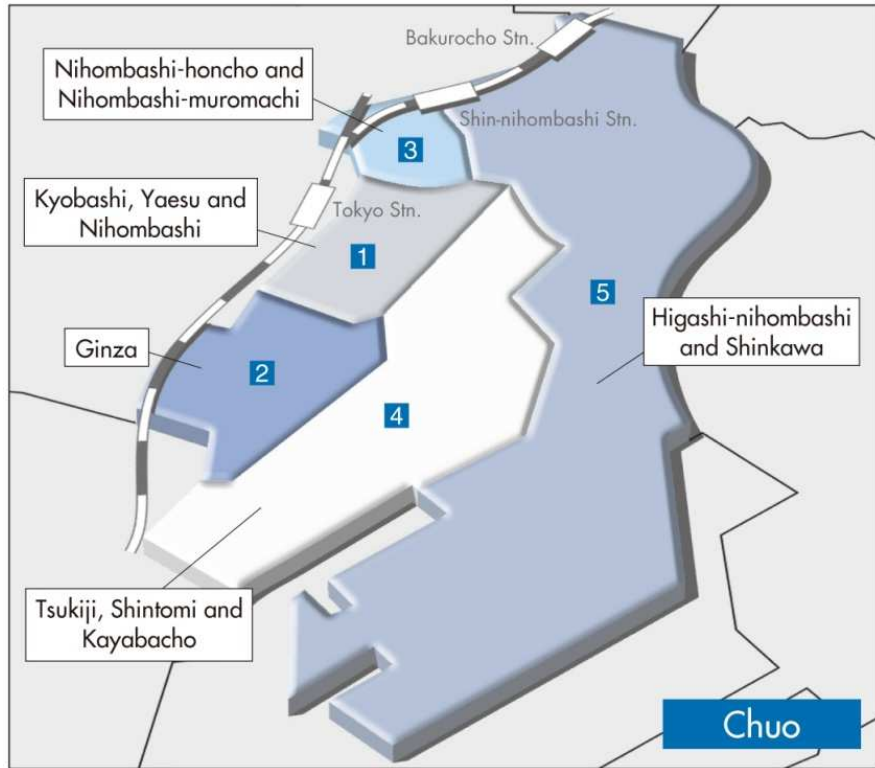
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	32,333	388,000
100~199tsubo	19,806	198,618
50~99tsubo	15,211	128,629
20~49tsubo	13,495	92,299

5 Iidabashi, Fujimi, Kudan-Kita, Kudan-Minami

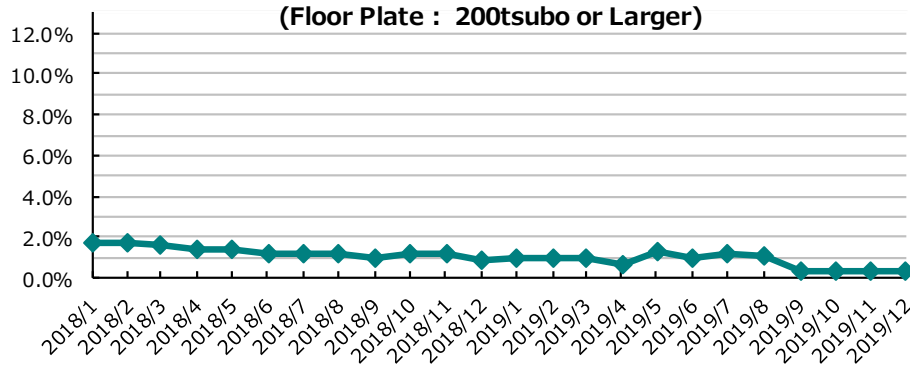
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,875	310,500
100~199tsubo	16,667	165,500
50~99tsubo	17,254	132,022
20~49tsubo	14,410	100,517

*Above rent fee are including of maintenance fee.

Chuo Ward



**Vacancy Rate of Large-Scale Buildings
(Floor Plate : 200tsubo or Larger)**



1 Kyobashi, Yaesu, Nihonbashi

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	33,050	388,801
100~199tsubo	28,973	326,945
50~99tsubo	21,964	195,129
20~49tsubo	18,751	167,500

2 Ginza

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,636	349,182
100~199tsubo	26,497	288,083
50~99tsubo	23,872	227,634
20~49tsubo	21,309	172,774

3 Nihonbashi-Honcho, Nihonbashi-Muromachi, Nihonbashi-Hongokucho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,571	315,857
100~199tsubo	22,167	217,000
50~99tsubo	17,400	180,100
20~49tsubo	17,041	137,182

4 Tsukiji, Shintomi, Kabutocho, Kayabacho, Hatchobori

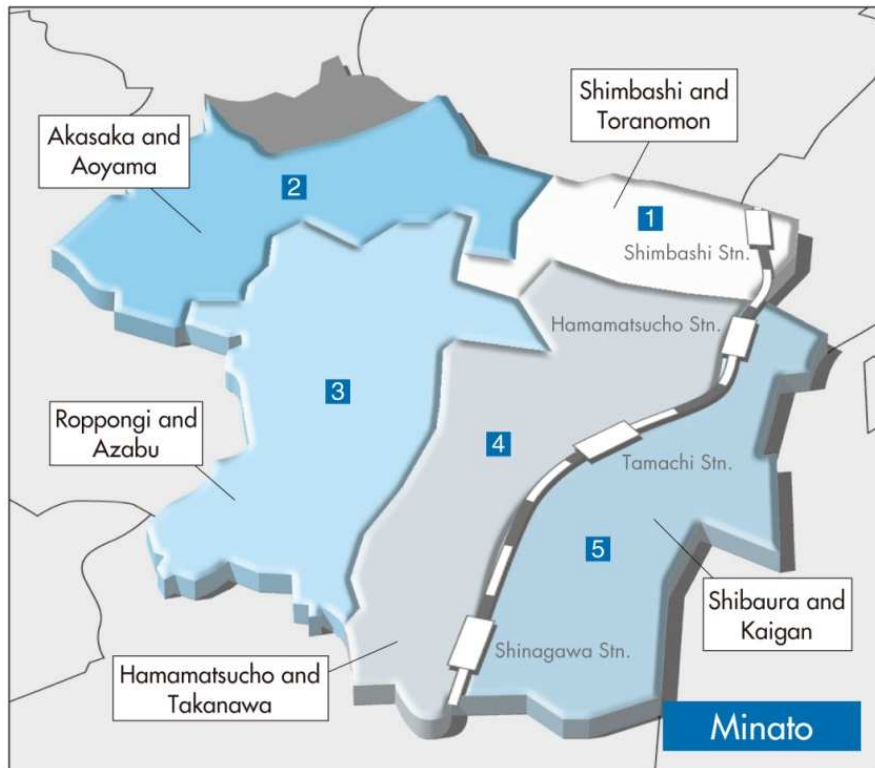
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	24,989	284,889
100~199tsubo	22,500	270,000
50~99tsubo	15,484	133,469
20~49tsubo	14,550	108,924

5 Kobunecho, Ningyocho, Kakigaracho, Hakozaicho, Odenmacho, Kodenmacho, Kachidoki, Harumi, Horidomecho, Higashi-Nihonbashi, Irifune, Shinkawa, Hamacho, etc.

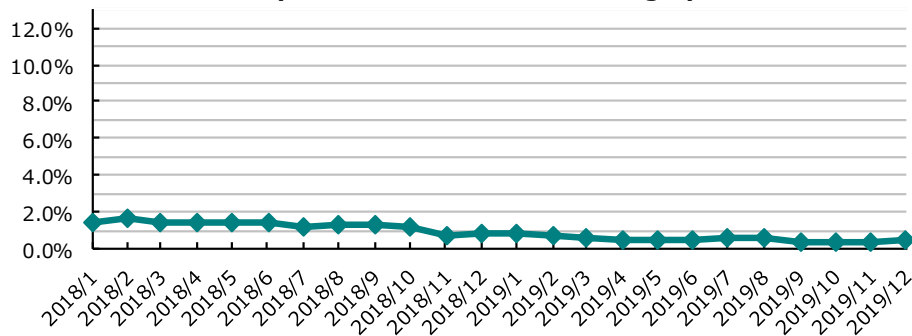
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	20,167	242,000
100~199tsubo	17,129	193,371
50~99tsubo	15,015	132,567
20~49tsubo	12,723	84,283

*Above rent fee are including of maintenance fee.

Minato Ward



**Vacancy Rate of Large-Scale Buildings
(Floor Plate : 200tsubo or Larger)**



1 Shimbashi, Higashi-Shimbashi, Nishi-Shimbashi, Toranomon, Atago

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	31,999	379,708
100~199tsubo	24,642	272,370
50~99tsubo	19,474	183,273
20~49tsubo	17,018	134,919

2 Akasaka, Moto-Akasaka, Kita-Aoyama, Minami-Aoyama

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	33,063	383,751
100~199tsubo	24,211	265,252
50~99tsubo	21,319	196,141
20~49tsubo	19,886	150,211

3 Roppongi, Nishi-Azabu, Higashi-Azabu, Minami-Azabu, Moto-Azabu, Azabudai, Azabu-Juban, Azabu-Mamianacho, Shirokane, Shirokanedai, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	30,471	365,647
100~199tsubo	22,435	244,910
50~99tsubo	17,929	132,893
20~49tsubo	18,791	121,876

4 Hamamatsucho, Shibadaimon, Shibakoen, Shiba, Mita, Takanawa

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	27,133	325,600
100~199tsubo	21,125	227,000
50~99tsubo	18,063	168,215
20~49tsubo	15,149	103,818

5 Konan, Daiba, Shibaura, Kaigan

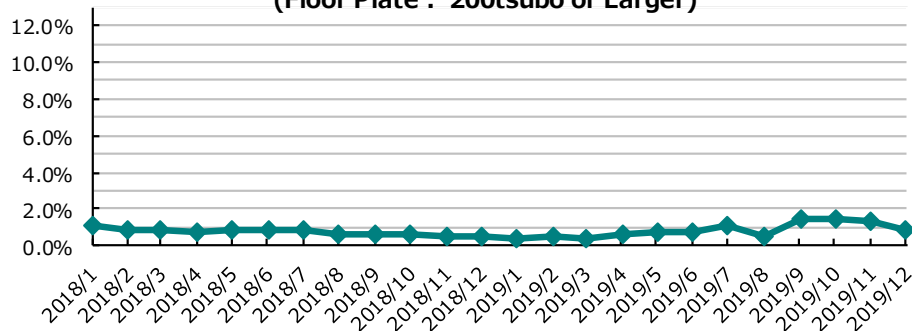
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,538	301,108
100~199tsubo	20,778	229,111
50~99tsubo	16,672	141,888
20~49tsubo	13,809	72,313

*Above rent fee are including of maintenance fee.

Shinjuku Ward



Vacancy Rate of Large-Scale Buildings
(Floor Plate : 200tsubo or Larger)



1 Nishi-Shinjuku

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,578	324,369
100~199tsubo	22,824	243,194
50~99tsubo	19,419	187,109
20~49tsubo	18,435	125,723

2 Shinjuku, Kabukicho

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	30,000	360,000
100~199tsubo	18,829	179,059
50~99tsubo	16,562	116,325
20~49tsubo	16,144	105,538

3 Yotsuya, Ichigaya, Daikyocho, Shinanomachi, Arakicho, Tomihisacho, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	27,250	309,000
100~199tsubo	19,367	197,256
50~99tsubo	14,360	95,830
20~49tsubo	13,365	79,135

4 Takadanobaba, Okubo, Hyakunincho, Kita-Shinjuku, etc.

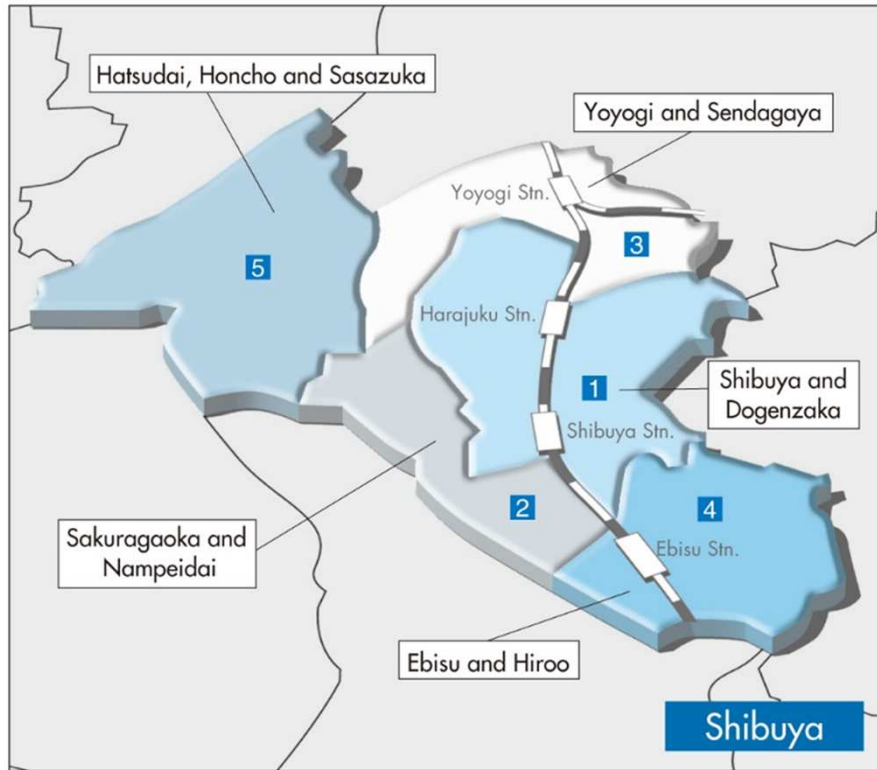
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	21,500	258,000
100~199tsubo	16,898	169,832
50~99tsubo	14,081	91,051
20~49tsubo	12,978	61,005

5 Waseda, Kagurazaka, etc.

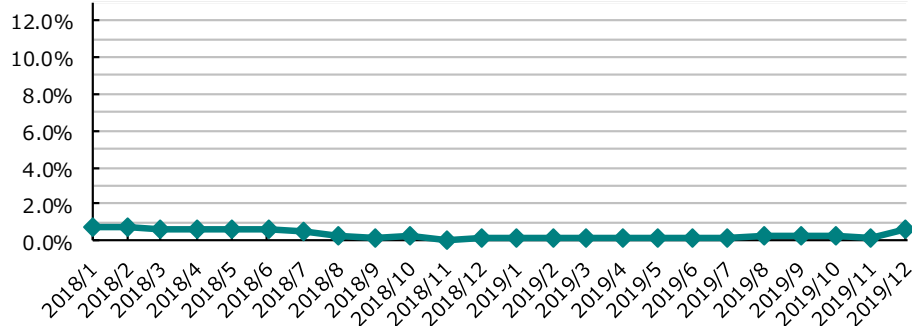
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	25,500	306,000
100~199tsubo	18,625	205,000
50~99tsubo	13,530	59,844
20~49tsubo	11,673	51,007

*Above rent fee are including of maintenance fee.

Shibuya Ward



**Vacancy Rate of Large-Scale Buildings
(Floor Plate : 200tsubo or Larger)**



1 Shibuya, Jingumae, Jinnan, Udagawacho, Dogenzaka

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	33,923	388,308
100~199tsubo	31,429	354,714
50~99tsubo	24,721	237,225
20~49tsubo	23,635	172,415

2 Sakuragaokacho, Nanpeidaicho, etc.

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	37,667	452,000
100~199tsubo	30,333	364,000
50~99tsubo	22,555	209,952
20~49tsubo	18,810	130,635

3 Yoyogi, Sendagaya

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	28,500	342,000
100~199tsubo	23,875	267,500
50~99tsubo	20,405	153,343
20~49tsubo	17,213	84,653

4 Ebisu, Hiroo, Daikanyamacho, Higashi, Sarugakucho, etc.

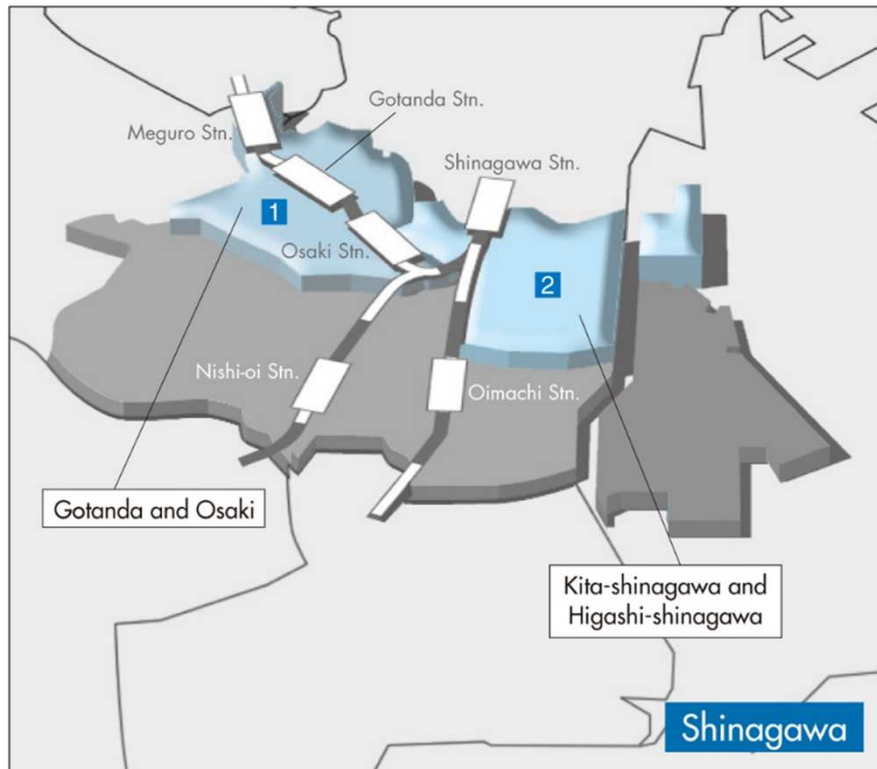
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	35,500	426,000
100~199tsubo	29,106	349,272
50~99tsubo	23,025	205,044
20~49tsubo	18,639	127,386

5 Sasazuka, Hatsudai, Uehara, Motoyoyogi, etc.

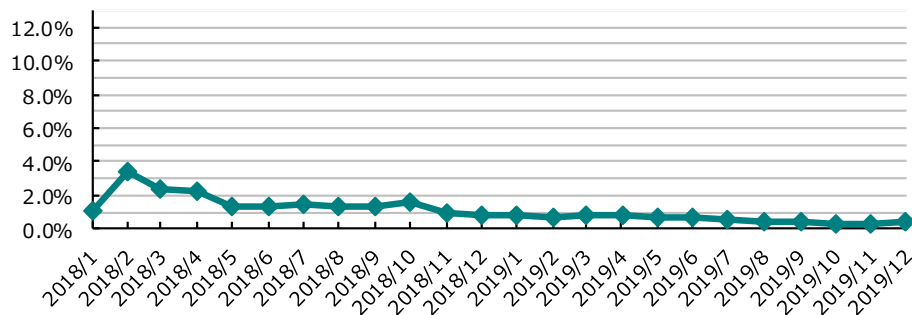
Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,166	173,659
100~199tsubo	15,935	139,603
50~99tsubo	14,963	97,732
20~49tsubo	13,001	59,961

*Above rent fee are including of maintenance fee.

Shinagawa Ward



**Vacancy Rate of Large-Scale Buildings
(Floor Plate : 200tsubo or Larger)**



1 Higashi-Gotanda, Nishi-Gotanda, Osaki, Kami-Osaki, Osaki, Nishi-Shinagawa

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	26,571	318,857
100~199tsubo	19,323	198,615
50~99tsubo	16,403	127,189
20~49tsubo	14,175	86,684

2 Higashi-Shinagawa, Kita-Shinagawa, Minami-Shinagawa

Floor Plate Size	Rent (¥/tsubo)	Deposit (¥/tsubo)
200tsubo or greater	18,941	210,705
100~199tsubo	13,833	160,000
50~99tsubo	13,346	96,037
20~49tsubo	11,754	44,100

*Above rent fee are including of maintenance fee.